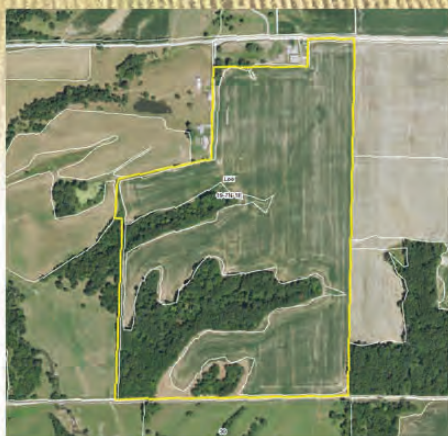


Fulton County, IL

*Located 3± miles
Northeast
of Bushnell*

LAND FOR SALE

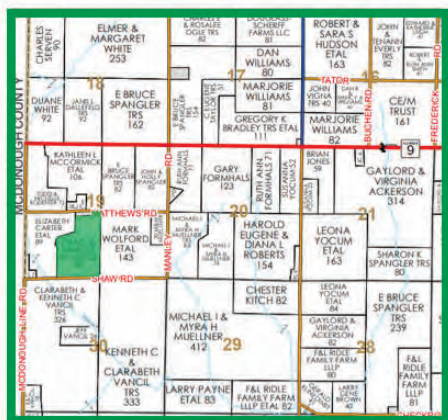
87.85± Acre Tillable Farmland & Hunting Ground Combo



If you are looking to expand your tillable acreage, check out this 87.85± acre tract in Northwestern Fulton County, Illinois. The current owner has gone above and beyond in maintaining this property. A high percentage of the farm is in row crop production, with 61.46± tillable acres according to USDA data. The tillable acreage is on primarily flat terrain, carries a Productivity Index Rating of 118.9, and can be farmed in nice, long rows. Excellent access is available from County Roads which border to the north and south. Selective tile has been strategically installed to assist with drainage.

The non-tillable acreage is a must-see for hunters of all levels – beginner to expert! Major deer traffic is all over the property. Most deer paths appear to have been used for multiple years. The ridge line and creek both provide choke points which would be excellent spots for stands. There are multiple tree stand spots with good timber on which to place them, and multiple spots for possible food plots to be added in the creek bottom. The timber is easily accessible and located down a quiet road.

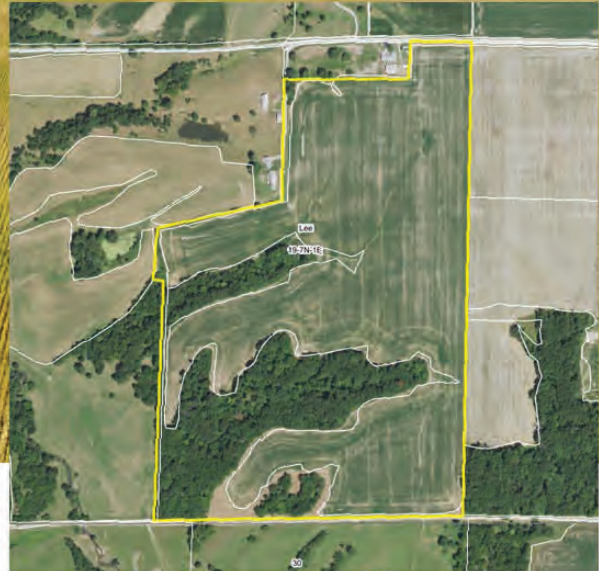
Photos do not adequately capture the beauty of this farm. Be sure to check it out yourself. Schedule time to walk the property today!



**Questions, or
to make an offer:**

Adam Bauer
Seller's Designated Representative
309.333.7617





PROPERTY DETAILS

Property Location: 3± miles Northeast of Bushnell in Northwestern Fulton County, Illinois Section 19 – Township 7N – Range 1E, just East of the McDonough County line.

Tax ID Numbers: 06-05-19-300-033 and 06-05-19-300-007

2019 Taxes: \$1,480.48

Access: North access off of Matthews Road, South access off of East Shaw Road

Acreage: 87.85 taxable acres, 61.46± USDA tillable acres, 25± wooded acres

Productivity Index Rating: 118.9

Primary Soil Type: 279B Rozetta silt loam

Topography: Level to slightly rolling

Mineral Rights: In tact

Possession and Terms Summary: Earnest money due upon signing a contract to purchase. Possession granted at closing subject to 2020 harvest. Property is free of tenant's rights. Cash due at closing.

Asking Price: \$620,000

Code	Soil Description	Acres	% of Field	ICPI*
279B	Rozetta silt loam, 2-5% slopes	38.33	62.4%	119
257A	Clarksdale silt loam, 0-2% slopes	11.83	19.2%	128
279C2	Rozetta silt loam, 5-10% slopes, eroded	8.59	14.0%	112
17A	Keomah silt loam, 0-2% slopes	0.99	1.6%	119
119D2	Elco silt loam, 10-18% slopes, eroded	0.78	1.3%	100
8cD2	Hickory silt loam, cool mesic, 10-18% slopes, eroded	0.52	0.8%	82
8E2	Hickory silt loam, 18-25% slopes, eroded	0.42	0.7%	69
Weighted Productivity Index Average 118.9				

*Illinois Crop Productivity Index

OVERVIEW GALLERY





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Fulton County, IL

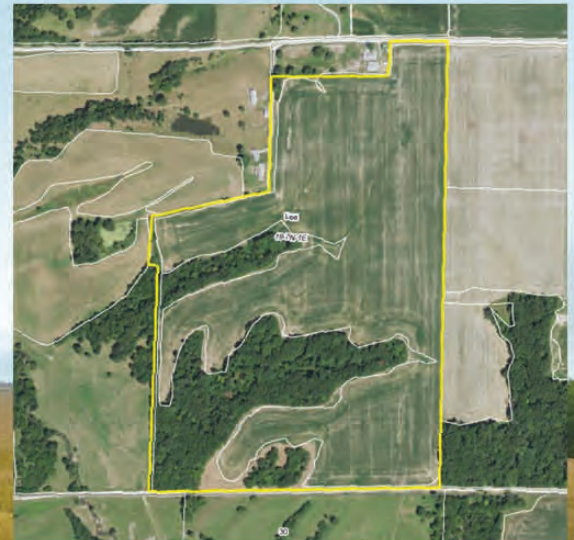
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